

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Ronald E. Pickett
Donna M. Pickett
149 Newgate Road
Alabaster, AL 35007

STATE OF ALABAMA

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FIVE HUNDRED THIRTY THOUSAND AND 00/100 (\$530,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Edward R. Becker and Sandra J. Becker, Trustees of the Edward R. Becker & Sandra J. Becker Revocable Living Trust dated September 1, 2005** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ronald E. Pickett and Donna M. Pickett** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

Lot 21, in Block 2, according to the Survey of Norwick Forest, Third Sector, Second Phase, as recorded in Map Book 23, page 121, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **149 Newgate Rd, Alabaster, AL 35007**

\$0.00 of the above-recited purchase price was paid from a mortgage loan
Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real

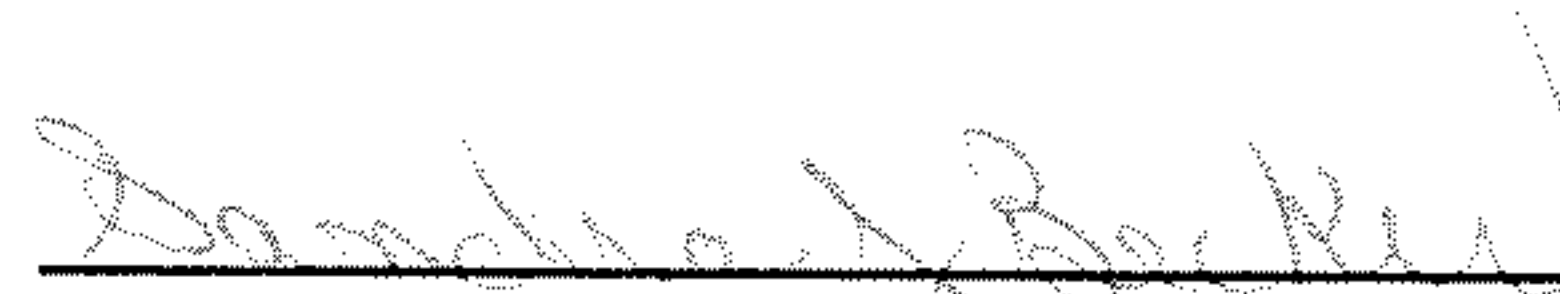
Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors,, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set its hand and seal this **26th day of August, 2024.**

Edward R. Becker & Sandra J. Becker Revocable Living Trust



By: Edward R. Becker
Its Trustee



Sandra J. Becker
Its Trustee

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Edward R. Becker** whose name as **Trustee of Edward R. Becker & Sandra J. Becker Revocable Living Trust**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name as such Officer and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **26th day of August, 2024.**



NOTARY PUBLIC

My Commission Expires: **02/21/28**

ALAN CROCKER KEITH
Notary Public, Alabama State at Large
My Commission Expires February 21, 2028

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Edward R. Becker & Sandra J. Becker Revocable Living Trust	Grantee's Name	Ronald E. Pickett and Donna M. Pickett
Mailing Address	1331 Primrose Lane Montgomery, AL 36111	Mailing Address	149 Newgate Rd Alabaster, AL 35007
Property Address	149 Newgate Rd Alabaster, AL 35007	Date of Sale	08/26/2024
		Total Purchase Price	\$530,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 08/26/2024

Print Alan C. Keith

☐ Unattested

Sign

Alan C. Keith

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/26/2024 02:05:11 PM
\$559.00 JOANN
20240826000266370

**Form RT-1**

Alan S. Bayl